

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

April 9, 2008

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Collins, Daley, Maldonado, Moreno, Peraica, Quigley, Schneider, Sims, Steele and Suffredin (13)

Absent: Commissioners Butler, Claypool, Gorman and Goslin (4)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

282796 DOCKET #8168 – C. RODRIGUEZ, Owner Application: Variation to reduce both side yard setbacks from 10 feet to 5 feet for a proposed detached garage and reduce front yard setback from 30 feet to 9 feet for an existing single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the west side of Latrobe Avenue, approximately 179 feet north of 49th Street in Stickney Township.
Recommendation: That the applicant be granted a one year extension of time.

Conditions: None

Objectors: None

Commissioner Daley, seconded by Commissioner Moreno, moved the approval of Communication No. 276728. The motion carried unanimously.

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

293350 DOCKET #8398 – I. & B. SCHULMAN, Owners, Application (No. V-08-19): Variation to reduce front yard setback from 50 feet to 33 feet; and increase the floor area ratio from 0.15 to 0.19 for a new single family residence in the R-3 Single Family Residence District. The subject property consists of approximately 1.7 acres, located on the northeast corner of Woodley Road and Woodley Road in New Trier Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

293351 DOCKET #8400 – NOTTINGHAM PARK, LLC, Owner, Application (No. V-08-21): Variation to reduce side yard setbacks from 10 feet to 5 feet; and increase the floor area ratio from 0.40 to 0.50 for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the south side of 72nd Place, approximately 152 feet west of Sayre Avenue in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

293352 DOCKET #8401 – A. & E. ZABICKI, Owners, Application (No. V-08-22): Variation to reduce yard setbacks from 10 feet to 5 feet; and increase the floor area ratio from 0.40 to 0.50 for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the south side of West 74th Place, approximately 52 feet east of Nottingham Avenue in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

293353 DOCKET #8403 – J. RYT, Owner, Application (No. V-08-24): Variation to reduce left interior side yard setback from 10 feet to 5 feet for a new single family residence; and reduce right interior side yard setback from 10 feet to 5 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the east side of Graylenn Drive, approximately 299 feet south of Morrison Avenue in Wheeling Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

293354 DOCKET #8404 – F. HERNANDEZ, Owner, Application (No. V-08-25): Variation to reduce lot width from 150 feet to 100 feet (existing); reduce lot area from 40,000 square feet to 23,420 square feet (existing); reduce front yard setback for 46.8 feet (at 20 percent) to 34.6 feet (existing); and reduce right interior side yard setback from 15 feet to 13 feet (existing) for an addition in the R-3 Single Family Residence District. The subject property consists of approximately 0.54 of an acre, located on the west side of Woodland Avenue, approximately 600 feet south of Archer Avenue in Lemont Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Daley, seconded by Commissioner Moreno, moved the approval of Communication Nos. 293350, 293351, 293352, 293353 and 293354. The motion carried unanimously.

Commissioner Peraica, seconded by Commissioner Beavers, moved to adjourn. The motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary